

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - S/S Joppa Road, 540' W of the c/l of Old Harford Road (2207 & 2209 E. Joppa Road) 9th Election District 6th Councilmanic District

Ruth Adams
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 91-425-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to permit an automobile service garage and lock and key service shop on the subject property, and variances to permit a side street setback of 5 feet in lieu of the minimum required 10 feet, and a stone parking surface in lieu of the required durable and dustless surface, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Edward C. Covahey, Jr., Esquire, appeared and testified. Also appearing on behalf of the Petitions were Michael B. Dallas, Registered Land Surveyor and Dwight D. Jackson, President, Jackson Industries, Inc. There were no Protestants.

Testimony indicated that the subject property, known as 2207 and 2209 East Joppa Road, consists of .5 acres zoned B.L.-C.S.2 and is improved with a lock and key shop, a retail store, and accessory garage as depicted on Petitioner's Exhibit 1. Petitioner has a lease agreement with Dwight D. Jackson for the operation of the subject lock and key shop. Testimony indicated Mr. Jackson is desirous of utilizing the existing garage as an automobile service garage in conjunction with the subject lock and key shop. Mr. Jackson testified that his locksmith business has been at the subject location for the last 10 years and that his lease agreement with the Petitioner includes several extended options. He indicated that the

proposed service garage is necessary to permit vehicle repairs during inclement weather. Mr. Jackson testified that the garage will contain sufficient space to accommodate two automobiles at one time. He further testified that his shop is open six days a week with the exception of the summer months at which time the shop is closed on Saturdays.

Michael Dallas testified that the lock and key shop has been in existence at the subject location in excess of 40 years, prior to the widening of Joppa Road. Mr. Dallas indicated that the requested variances are needed for the existing building as a result of said widening. Testimony indicated that if the requested variances are denied, Petitioner would suffer undue hardship and practical difficulty in that a large portion of the building would necessarily need to be removed. Mr. Dallas also testified to the requirements of Section 502.1 of the Baltimore County Zoning Regulations and indicated that in his opinion, the requested relief complies with said Section. Further testimony indicated that parking on the property is more than adequate to accommodate customers of the retail store and the lock and key business.

It is clear that the B.C.Z.R. permits the use proposed in a B.L.-C.S.2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest.

- 2 -

The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

- 3 -

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special exception and variances requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28 day of July, 1991 that the Petition for Special Exception to permit an automobile service garage and lock and key service shop on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance to permit a side street setback of 5 feet in lieu of the minimum required 10 feet, and a stone parking surface in lieu of the required durable and dustless surface, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

- 4 -

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-425-XA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a service garage for a lock and key shop, and automobile lock and key services, pursuant to Section 230-13 of the Baltimore County

Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Tenant:

Dwight David Jackson, President
(Type or Print Name) Jackson Industries, Inc.
Signature

2207 E. Joppa Road
Address

Baltimore, Maryland 21234
City and State

Attorney for Petitioner:

EDWARD C. COVAHEY, JR.
(Type or Print Name)

Signature

614 Bosley Avenue
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: (301)828-9441

Legal Owner(s):

Ruth Adams, 9705 E. Bexhill Drive
(Type or Print Name) Kensington, MD 20895

Signature

(Type or Print Name)

Signature

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Edward C. Covahey, Jr.

Name

614 Bosley Avenue, Towson, MD 21204

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 8 day of May, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28 day of June, 1991, at 9 o'clock a.m.

J. Robert Haines
Zoning Commissioner of Baltimore County

Z.C.O.-No. 1

(over)

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-425-XA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 232.1, area regulations and 409.8(A)(2), design standards, parking lots, to permit a 5' side street setback in lieu of 10' and a stone parking surface in lieu of the durable and dustless

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Petitioner seeks a 5 ft. front setback (side of building) in lieu of the minimum 10 ft. because the proposed setback is for a building already in existence, housing Petitioner's business. Petitioner's parking lot is similarly already completed, composed of a stone and bituminous mixture, and any change to same will result in severe interruption of Petitioner's business.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Tenant:

Dwight David Jackson, President

(Type or Print Name) Jackson Industries, Inc.

Signature

2207 E. Joppa Road

Address

Baltimore, Maryland 21234

City and State

Attorney for Petitioner:

EDWARD C. COVAHEY, JR.

(Type or Print Name)

Signature

614 Bosley Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: (301)828-9441

Legal Owner(s):

Ruth Adams, 9705 E. Bexhill Dr.

(Type or Print Name)

Signature

Kensington, Maryland 20895

(Type or Print Name)

Signature

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Edward C. Covahey, Jr.

614 Bosley Ave., Towson, MD 21204

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 8 day of May, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28 day of June, 1991, at 9 o'clock a.m.

J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

111 West Chesapeake Avenue
Towson, MD 21204

July 2, 1991

887-3353

Edward C. Covahey, Jr., esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
S/S Joppa Road, 540' W of the c/l of Old Harford Road
(2207 and 2209 E. Joppa Road)
9th Election District - 6th Councilmanic District
Ruth Adams - Petitioner
Case No. 91-425-XA

Dear Mr. Covahey:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel
File

MICHAEL B. DALLAS
Registered Surveyor
STATE 500
24 W. PENNSYLVANIA AVENUE
TOWSON, MD 21204

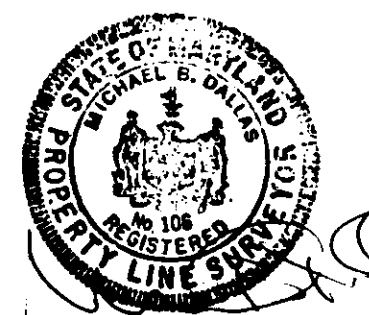
494-0020

Zoning Description
2207-09 E. Joppa Road

BEGINNING for the same on the southernmost side of E. Joppa Road (70 feet wide) at a point distant 540 feet more or less southwesterly from the centerline of Old Harford Road thence binding on said side of said road South 89 degrees 20 minutes 23 seconds west 140.47 feet thence leaving said road and running South 23 degrees 24 minutes 00 seconds west 99.48 feet to the zoning division line between BL and DR 5.5 zones thence binding on said zoning line South 58 degrees 40 minutes 00 seconds east 129.50 feet thence leaving said zoning line and running North 23 degrees 24 minutes east 174.62 feet to the place of beginning.

CONTAINING 0.50 acres of land more or less.

May 1990



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 24 Date of Posting: 6/14
 Posted for: Special Exception & Variance
 Petitioner: Ruth Adams, Jackson Industries, Inc.
 Location of property: 2207 & 2209 Joppa Rd.
 Location of Sign: 111 W. Chesapeake Ave., Towson, Md. 21204
 Remarks: See 111 W. Chesapeake Ave., Towson, Md. 21204
 Posted by: J. Robert Haines Date of return: 6/14/91
 Number of Signs: 2

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, at 9:00 a.m. on Friday, June 28, 1991.
 Case No. 91-425-XA
 S/S Joppa Road, 540' W of c/l Old Harford Road
 2207 and 2209 E Joppa Road
 9th Election District - 6th Councilmanic Legal Owner(s): Ruth Adams
 Petitioner(s)/Tenant: Jackson Industries, Inc.
 Hearing Date: Friday, June 28, 1991 at 9:00 a.m.
 Special Exception: A service garage for a lock and key shop, and automobile lock and key service. Variance to permit a 5 ft. side street setback in lieu of 10 ft. and a stone parking surface in lieu of the durable and gutless.

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of successive weeks, the first publication appearing on 6/14/91.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

Publisher
J. Robert Haines

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date: 6/14/91

Case No. 91-425-XA	1	\$175.00
Case No. 91-425-XA	1	\$175.00
TOTAL:		\$350.00

Please Make Checks Payable To: Baltimore County 101224PHD4-23-91

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204
887-3353

DATE: 6/14/91

Jackson Industries, Inc.
2207 E. Joppa Road
Baltimore, Maryland 21204

ATTN: DAVID JACKSON

RE:
Case Number: 91-425-XA
S/S Joppa Road, 540' W of c/l Old Harford Road
2207 and 2209 E. Joppa Road
9th Election District - 6th Councilmanic
Legal Owner(s): Ruth Adams
Petitioner(s)/Tenant: Jackson Industries, Inc.
HEARING: FRIDAY, JUNE 28, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$125.18 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Edward C. Covahey, Jr., Esq.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 6/14/91 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 6/14/91.

THE JEFFERSONIAN,

Publisher
S. Zeke Orlean

6/14/91 \$125.18

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date: 91-425

Please Make Checks Payable To: Baltimore County 101224PHD4-23-91

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204
887-3353

May 17, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-425-XA
S/S Joppa Road, 540' W of c/l Old Harford Road
2207 and 2209 E. Joppa Road
9th Election District - 6th Councilmanic
Legal Owner(s): Ruth Adams
Petitioner(s)/Tenant: Jackson Industries, Inc.
HEARING: FRIDAY, JUNE 28, 1991 at 9:00 a.m.

Special Exception: A service garage for a lock and key shop, and automobile lock and key service. Variance to permit a 5 ft. side street setback in lieu of 10 ft. and a stone parking surface in lieu of the durable and gutless.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Ruth Adams
Jackson Industries, Inc.
Edward C. Covahey, Jr., Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204
887-3353

June 3, 1991

Edward C. Covahey, Esquire
614 Bosley Avenue
Towson, MD 21204

RE: Item No. 406, Case No. 91-425-XA
Petitioner: Ruth Adams, et al
Petition for Special Exception and
Zoning Variance

Dear Mr. Covahey:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Dwight D. Jackson
Jackson Industries, Inc.
2207 E. Joppa Road
Baltimore, MD 21234

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204
887-3353

Your petition has been received and accepted for filing this
15th day of May, 1991.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Ruth Adams
Petitioner's Attorney: Edward C. Covahey

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 29, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: May 7, 1991

This office has no comments for items number 405, 406, 407, 408, 409, 410, 411 and 412.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/lvd

MAY 3, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: RUTH ADAMS

Location: #2207 AND 2209 EAST JOPPA ROAD

Item No.: 406 Zoning Agenda: MAY 7, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *[Signature]* Noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau *[Signature]*

JK/KEK

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

May 3, 1991

TO: Zoning Commissioner
Office of Planning and Zoning
FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #406, Zoning Advisory Committee Meeting of
May 7, 1991, Ms. Ruth Adams, S/S Joppa Road, 540' SW of
centerline Old Harford Road (#2207 & 2209 East Joppa Road), D-9,
Public Water and Sewer

COMMENTS ARE AS FOLLOWS:

A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) 5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

SSF:rmk

406ZNG/TXTRMK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 7, 1991

FROM: Dennis A. Kennedy, P.E.

RE: Zoning Advisory Committee Meeting
for May 7, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 405, 406, 407, 408, 409, 410, 411, and 412.

For Item 223 (Case #91-341-SFH), the previous County Review Group Meeting comments are still applicable.

For Item 297(revised), a revised County Review Group Meeting is required.

[Signature]
Dennis A. Kennedy, P.E., Acting Chief,
Developers Engineering Division

ENCLOSURE

received
5/7/91

BALTIMORE COUNTY, MARYLAND
Inter-office Correspondence

TO: J. Robert Haines
FROM: Robert C. Merrey, Jr.
DATE: May 14, 1991
SUBJECT: Zoning Variance Request, ZAC #406

Property Owner: Ruth Adams

Location: 2207 East Joppa Road (Joppa Lock and Key)
S/S Joppa Road near Old Harford Road

Existing Zoning: B.L.-C.S.2

Area: .50 acre

District: Ninth Election District, Sixth Councilmanic District

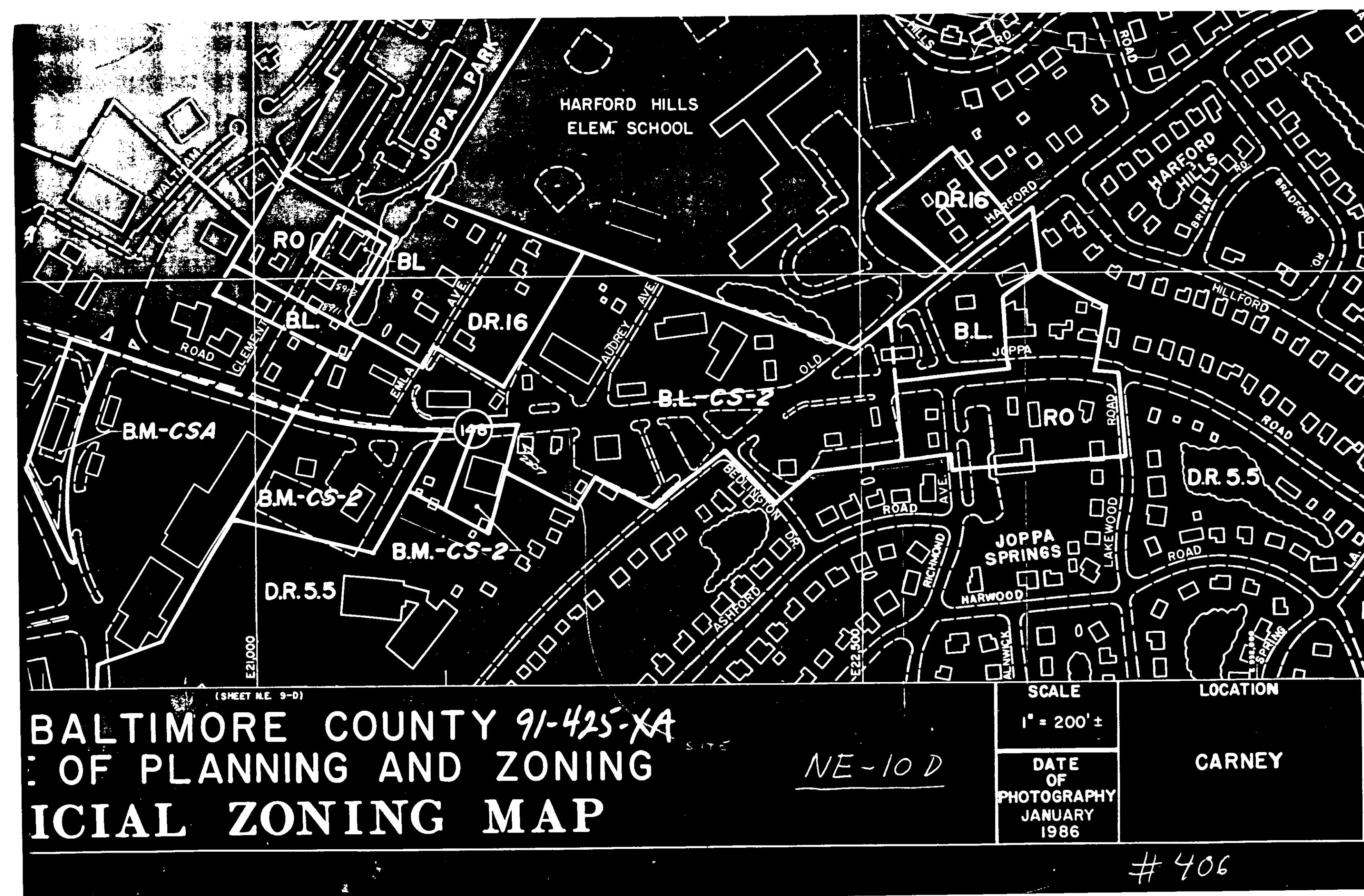
This office recommends approval of crusher-run "crushed stone" in lieu of the required durable and dustless surface for the parking area. All crusher-run surfaces are to be treated in accordance with Environment Article 26.11.06.03 D (2) in order to prevent particulate matter from becoming airborne. Treatment and maintenance of this surface is an owner responsibility and will be on a continuing basis as necessary to control airborne particulate.

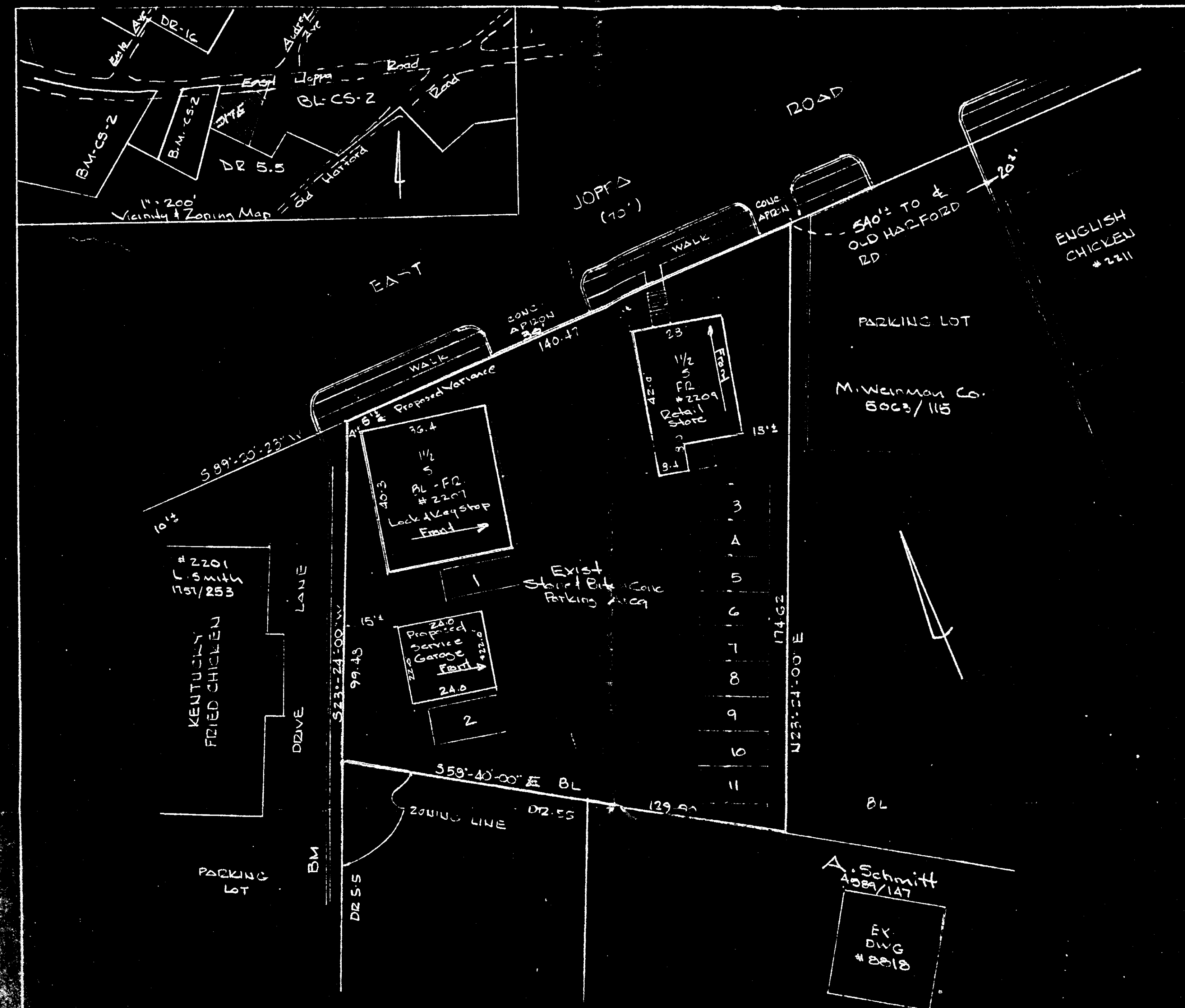
tk

cc: Zoning Variance File
North Point Government Center

RECEIVED
MAY 15 1991
ZONING OFFICE

PETITIONER'S
EXHIBIT 2





AREA OF LOT - 0.50 AC.
 EXISTING ZONING - BL CS 2
 LOT SERVICED WITH PUBLIC WATER - SEWER
 EXISTING USE - LOCK & KEY SHOP + RETAIL
 PROPOSED ZONING - BL CS 2 WITH SPECIAL
 EXCEPTION FOR SERVICE GARAGE 230-13, and variance from Front Setback
 PROPOSED USE - LOCK & KEY SHOP, RETAIL +
 AUTOMOTIVE LOCK & KEY SERVICE GARAGE
 REQUIRED PARKING -

RETAIL 11094/200 =	5.5 SPACES
LOCK & KEY SHOP 14614/300 =	4.9 SPACES
SERVICE GARAGE 5284/300 =	1.8 SPACES
TOTAL REQ'D.	12.2 SPACES
PROVIDED PARKING	13 SPACES
13 + 2 IN GARAGE	

F.A.R. 3104/22215 = 0.14
 NO PARKING OF DAMAGED OR DISABLED VEHICLES
 PROPOSED DEVELOPMENT WILL COMPLY WITH THE
 LANDSCAPE MANUAL
 ALL SIGNS SHALL COMPLY WITH SECTION 413

Owner: Ruth Adams
 1108 E. Goshill Drive
 Lexington, Md. 28045
 803/252-1222 & 803/252-1223

Petitioner: Loppa Lock & Key
 Attorney: Edward C. Connerly, Jr.
 614 Becker Avenue
 Towson, Md. 21204
 301-828-7841

PETITIONER'S EXHIBIT 1

ZONING PLAT
 2207-09 E. Loppa Road
 9th District Baltimore Co., Md.
 Scale 1"=20' May 1990 DWG-N-90
 6th Councilmanic District Rev. 3-21-91

91-425-XA

#406

MICHAEL S. GALLAS
 REGISTERED SURVEYOR
 SUITE 202
 8415 LAMONT AVENUE
 TOWSON, MD. 21204
 301-828-9822

